

**PLANNING APPROVAL,  
PUD & SUBDIVISION STAFF REPORT****Date: September 2, 2004****APPLICANT**

Fulton Road Baptist Church

**DEVELOPMENT NAME**

Fulton Road Baptist Church

**LOCATION**1800 Dauphin Island Parkway  
(West side of Dauphin Island Parkway, extending from  
Magnolia Lane to Nicholas Lane)**CITY COUNCIL  
DISTRICT**

District 4

**PRESENT ZONING**

R-1, Single-Family Residential

**AREA OF PROPERTY**

4.16± Acres

**CONTEMPLATED USE**Construction of a Multi-Purpose Building at an Existing  
Church, with multiple buildings on a single-building site.**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**ENGINEERING  
COMMENTS**Must comply with all stormwater and flood control  
ordinances. Any work performed in the right of way will require a right of way permit.**TRAFFIC ENGINEERING  
COMMENTS**Driveway number, sizes, location and design to be approved  
by Traffic Engineering and conform to AASHTO standards.**URBAN FORESTRY  
COMMENTS**Property to be developed in compliance with state and local  
laws that pertain to tree preservation and protection on both city and private properties (City Code  
Chapters 57 and 64 and State Act 61-929).**REMARKS**The applicant is proposing the construction of a 105' x 127',  
two-story multi-purpose building at an existing church. The Zoning Ordinance allows the location  
and/or expansion of churches and/or schools in residential districts with Planning Approval.  
Additionally, Planned Unit Development Approval is required when there are to be multiple  
buildings on a single building site. The site is zoned R-1, Single-Family Residential, and the  
proposed building will be the fourth structure on the site; hence these applications.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

The Planning Approval and PUD portions of this request were heldover from the August 5 meeting to allow the applicant to submit a revised site plan addressing concerns relating to the location of the proposed building, and a subdivision application incorporating the multiple parcels into two legal lots of record.

The revised plan has reduced the overall size of the proposed building; shifted the location to provide 12' setbacks from the North and West property lines (where the site abuts residentially developed properties); and now proposes a setback of approximately 25-feet from the existing Nicholas Street right-of-way, which is in-line with the existing sanctuary.

While the building size has been reduced, it exceeds 50% of the square footage of the existing buildings. It has been the practice of the Planning Commission to require only partial compliance with landscaping and tree planting requirements as a condition of approval for minor projects, and full compliance for large projects. Given the scope of this project, full compliance would be appropriate. If this were a commercial project, full compliance would be automatically required.

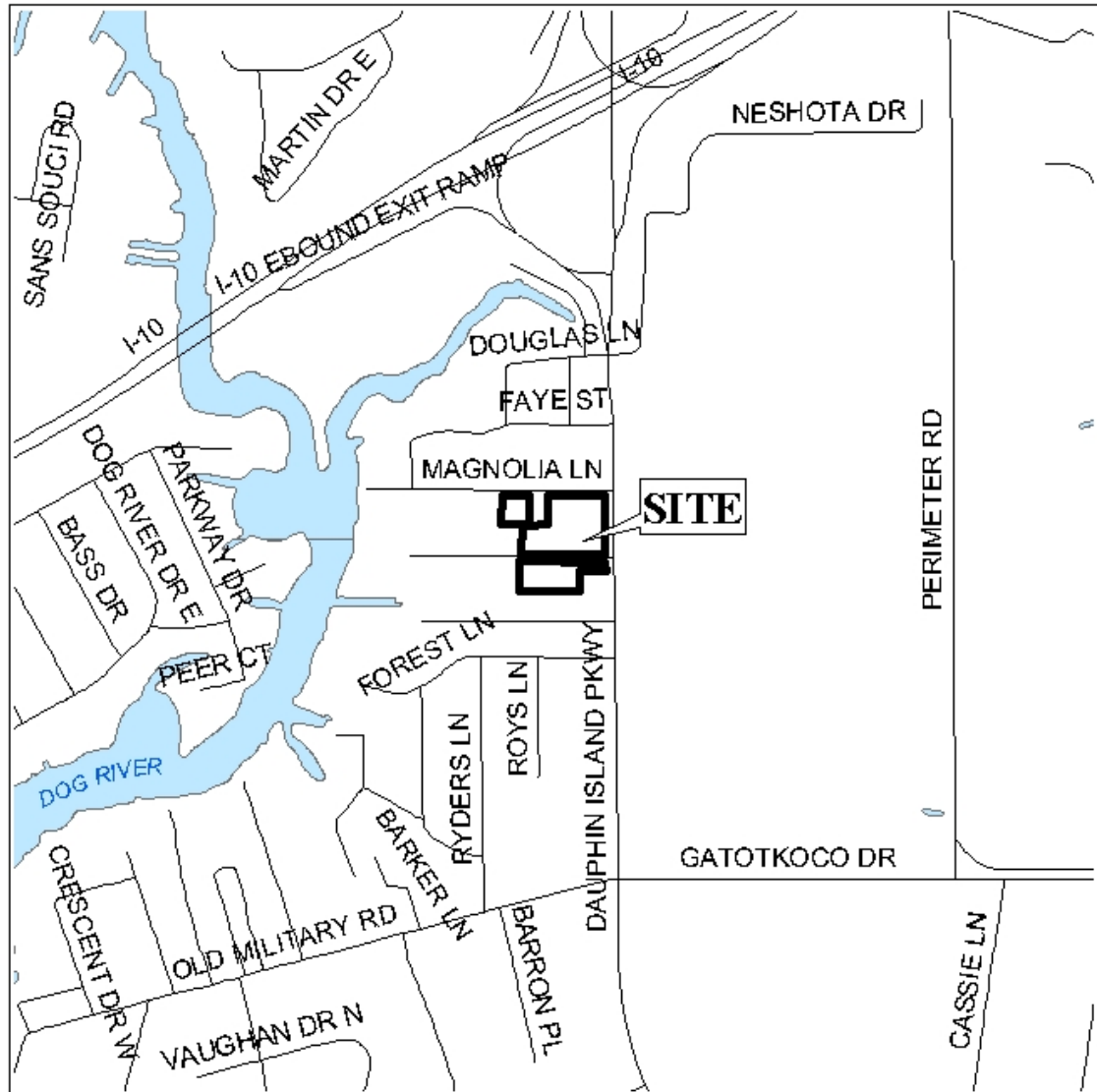
### **RECOMMENDATION**

**Planning Approval:** Based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) completion of the subdivision process prior to the issuance of any permits; 2) provision of an 8' wooden privacy fence along the North and West property lines, where the site abuts residentially developed properties; 3) full compliance with all municipal codes and ordinances, including but not limited to the provision of landscaping and tree plantings in compliance with the ratios setforth in Section IV.E.3.a of the Zoning Ordinance; and 4) full compliance with all municipal codes and ordinances.

**PUD:** Based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) completion of the subdivision process prior to the issuance of any permits; 2) provision of an 8' wooden privacy fence along the North and West property lines, where the site abuts residentially developed properties; 3) full compliance with all municipal codes and ordinances, including but not limited to the provision of landscaping and tree plantings in compliance with the ratios setforth in Section IV.E.3.a of the Zoning Ordinance; and 4) full compliance with all municipal codes and ordinances.

**Subdivision:** The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval.

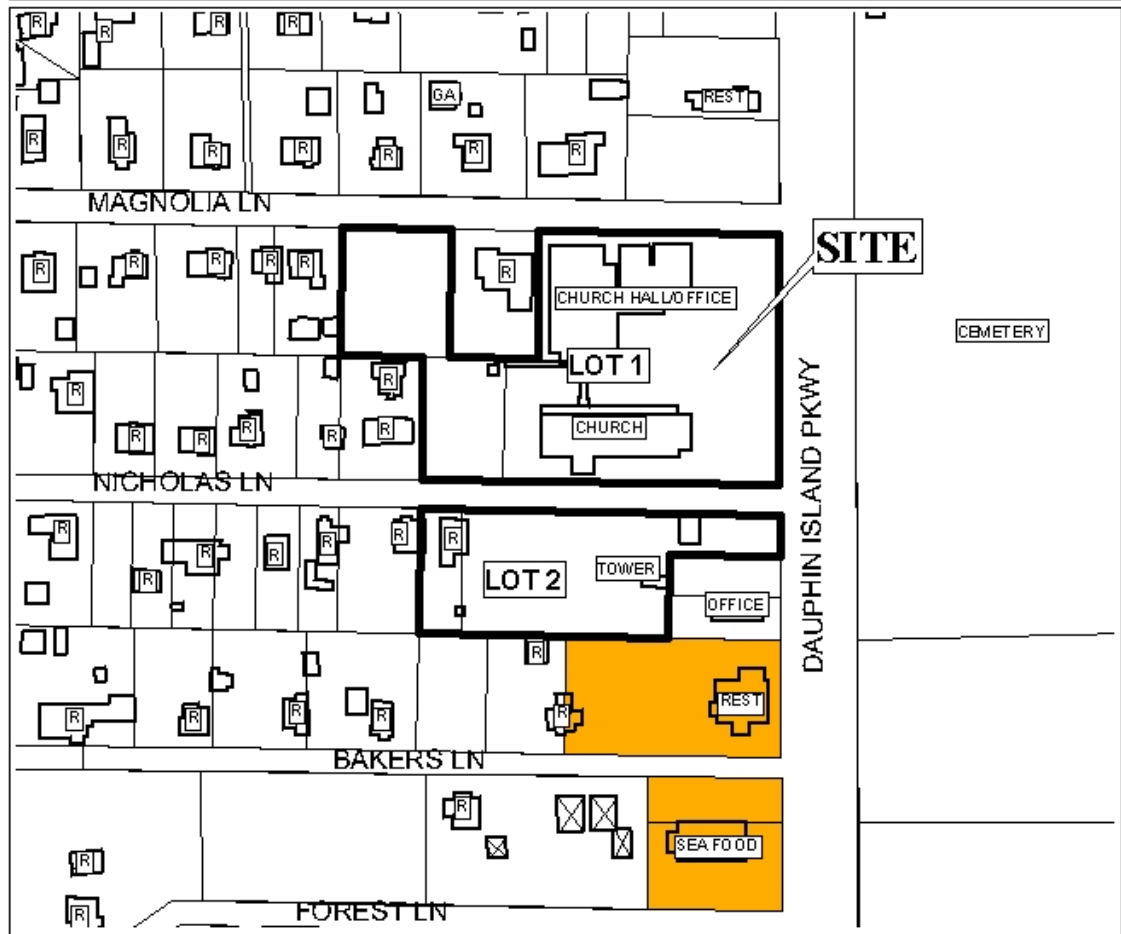
## LOCATOR MAP



APPLICATION NUMBER 1 & 2 & 3 DATE September 2, 2004  
APPLICANT Fulton Road Baptist Church  
REQUEST Planning Approval, PUD And Subdivision

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# **PLANNING COMMISSION VICINITY MAP - EXISTING ZONING**

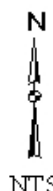


Single-family residential dwellings are to the West of the site and a cemetery is to the East.  
Mixed land use is to the North and South.

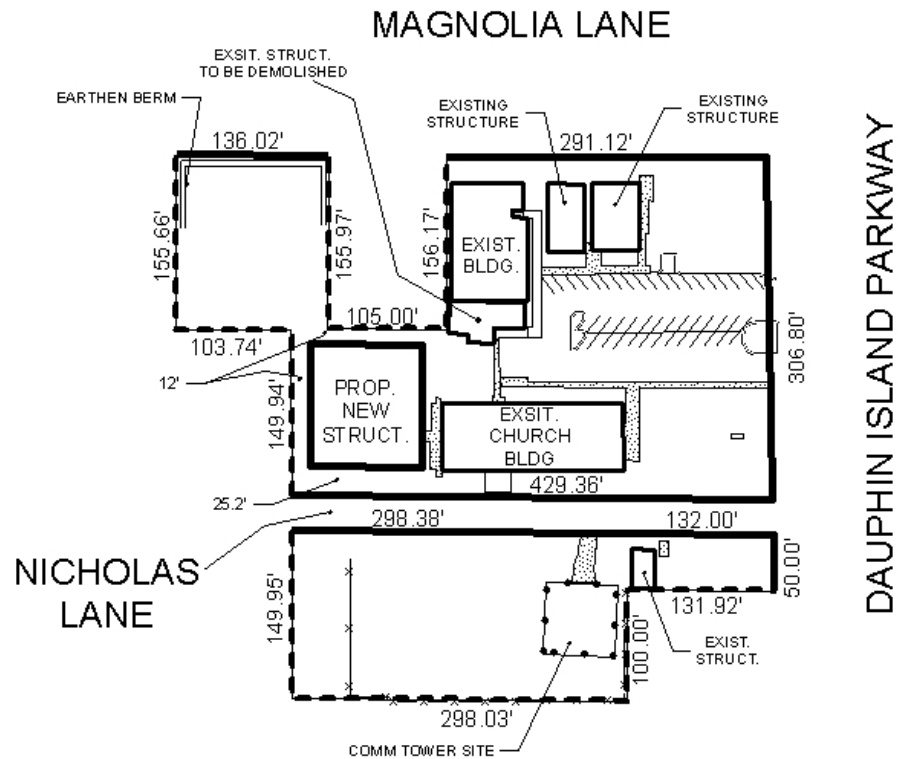
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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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## SITE PLAN



The site is located on the West side of Dauphin Island Parkway, extending from Magnolia Lane to Nicholas Lane. The plan illustrates the existing and proposed structures and parking.

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